



Winn Parish Sheriff's Department

A. D. "Bodie" LITTLE
Sheriff and Ex-Officio Tax Collector

P. O. Box 950 Winnfield, LA 71483
Phone: (318) 628-4611

Chief Criminal Deputy

BRENDA S. USREY
Chief Civil Deputy

February 9, 2011

Ron Granier, Deputy Undersecretary
RFI Coordinator
Department of Public Safety and Corrections
504 Mayflower St.
P.O. Box 94304
Baton Rouge, LA 70804-9304

Dear Mr. Granier:

The Winn Parish Sheriff's Office is interested in the purchase of the medium security prison located in Winn Parish.

Corporate Background and Experience

The Winn Parish Sheriff's Office has been around for several 100 years. I am the current sheriff, A.D. "Bodie" Little, I came into office July 2008. The sheriff's office has maintained a 41 bed jail facility at the court house for many, many years. In September 2010, a 16 bed DOC work release facility was started under my direction. So far, this is running very smooth with 10 inmates being released thus far and still employed by the same employers. One of my other concerns in the parish is the litter that is strewn along our local roadways. We have maintained a trash pickup crew since July, 2008.

Executive Summary

Responder Name: Winn Parish Sheriff's Office
Responder Representative's Name: Sheriff A. D. "Bodie" Little
Street Address: 119 Main St., Room 106, Courthouse
City, State, Zip Code: Winnfield, LA 71483
Primary Email Address: wpso43@bellsouth.net
Secondary Email Address: adlittle@bellsouth.net
Primary Telephone: 318-628-4611
Secondary Telephone: 318-413-4201

Option 1 Cost Range (minimum to maximum)	Year 1-20	\$41.00
Option 2 Cost Range (minimum to maximum)	Year 1-3	\$39.75
	Year 4-20	\$41.00

I sincerely appreciate all considerations for the purchase of this prison facility. If I can be of further assistance, please do not hesitate to contact me.

Sincerely,



A.D. "Bodie" Little
Sheriff, Parish of Winn

Original to follow

State of Louisiana

**Department of Public Safety and Corrections
Corrections Services**

Request for Information (RFI)

For

Purchase of Prison and Management Services

RFI # 400PUR028/337

RFI due date/time: Close of Business 02/11/2011

NOTE: This Request for Information (RFI) is solely for information and planning purposes and does not constitute a solicitation. This information will be reviewed and discussed by the state agency and may result in the advertisement of a formal and competitive Request for Proposal for any or all of the services included in the RFI.

Only information which is in the nature of legitimate trade secrets or non-published financial data may be deemed proprietary or confidential. Any material within a response to this RFI identified as such must be clearly marked and will be handled in accordance with the Louisiana Public Records Act, R.S. 44:1-44 and applicable rules and regulations. Any response marked as confidential or proprietary in its entirety may be rejected without further consideration or recourse.

Date of Issuance 01/28/2011

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I GENERAL INFORMATION

1.1 Background

The Louisiana Department of Public Safety and Corrections (DPS&C) is responsible for the custody and care of adult offenders across Louisiana. Just over half of Louisiana's approximately 38,000 inmates are assigned to the state's twelve correctional facilities. The remaining offenders are assigned to parish facilities and transitional work programs. DPS&C's Probation and Parole division supervises an additional 63,000 offenders. The mission of Corrections Services is to enhance public safety through the safe and secure incarceration of offenders, effective probation/parole supervision and proven rehabilitative strategies that successfully reintegrate offenders into society, as well as to assist individuals and communities victimized by crime.

Goals and Priorities

Goals and priorities are built around the Department's commitment to public safety and rehabilitation and serve to guide our performance in carrying out our mission. These include:

Staff and Offender Safety

We provide for the safety of staff and offenders by maintaining an organized and disciplined system of operations which enhance the stability of all programs. All employees are provided training on the principles of the Code of Ethics of the American Correctional Association to demonstrate our commitment to professional and compassionate service.

Provision of Basic Services

We provide basic services relating to adequate food, clothing and shelter. We are further committed to delivering cost effective, quality health care services that maintain basic health and quality mental health services to contribute to the offender's satisfactory prison adjustment, and to diminish public risk presented by offenders upon release.

Opportunity for Change

We promote moral rehabilitation through program participation and will provide an environment for offenders which enables positive behavior change. This will be accomplished by making or identifying educational and rehabilitative opportunities available within the institution, or in the community for offenders under supervision, who demonstrate motivation for change and the desire to participate in such programs.

Opportunity for Making Amends

Through the availability of opportunities for making restitution and participating in community restorative initiatives, offenders will be provided a mechanism to compensate individuals and communities harmed by crime.

Reentry

We are committed to developing partnerships throughout our communities to include victims, relevant groups and public and private agencies. We recognize the importance of the role of the community, the victim and the offender in the successful criminal justice system. By using evidence-based practices, we will increase compliance with conditions of parole supervision and the ability of the offenders to reintegrate, which will result in safely reducing recidivism among Louisiana parolees and probationers.

1.2 Purpose of RFI

This RFI is issued for the purpose of gathering information and cost information from qualified companies, individuals, etc. who agree to purchase two (2) existing correctional facilities and can show a demonstrated capacity to provide prison management services for two (2) facilities as described below.

1.3 Project Overview

The DPS&C is seeking information regarding the range of per diem (payment per offender per day) that qualified firms would require in order to provide to the department two medium security prisons with a capacity for housing 1,538 male offenders at each facility, to provide management services for those facilities, assuming a 20 year contract term and providing for the purchase of existing facilities at a minimum of the appraised value(s). The minimum guaranteed payment for each facility will be based on 96% (1,476) occupancy. Furthermore, the facilities are currently valued at approximately \$33 million each.

Site plans for each facility, which provide the configuration of the dormitory and cellblock housing units, drawings for each building and the associated square footage information are included on Attachment A. Each facility will be fully furnished and managed in accordance with the department's expectations as outlined in the sample management services contract on Attachment B. Minimum facility security staffing levels are shown on Attachment C.

In addition to the above information, the annual cost of the fire and property insurance on the facilities is approximately \$290,000 each, and the property taxes are estimated to be \$450,000 for one facility and \$811,000 for the other facility per year.

2. ADMINISTRATIVE INFORMATION

2.1 RFI Coordinator

Requests for copies of the RFI must be directed to the RFI coordinator listed below:

Ron Granier, Deputy Undersecretary
Department of Public Safety and Corrections
504 Mayflower St. (70802)

P.O. Box 94304
Baton Rouge, LA 70804-9304
225-342-6574
rgranier@corrections.state.la.us

This RFI will be posted to LaPac at:
<http://wwwprd.doa.louisiana.gov/osp/lapac/pubmain.asp>

This RFI will be posted on the DPS&C website at:
<http://doc.la.gov/pages/procurement-contracts/contractual-review/>

This RFI will be posted on the American Correctional Association website at:
<http://www.aca.org/>

2.2 Schedule of Events

<u>Activity/Event</u>	<u>Date</u>
Public notice of RFI	01/28/2011
Deadline for receipt of RFI	02/11/2011

The DPS&C reserves the right to deviate from this Schedule of Events.

2.3 Response Content

2.3.1 Executive Summary

This section should serve to introduce the responder. It should include administrative information including, at a minimum, responder's contact name and phone number, email address and any other pertinent contact information.

2.3.2 Corporate Background and Experience

The responder should give a brief description of the company including a brief history, corporate structure and organization and number of years in business. Responders should also describe their experience with projects of this type with other states or corporate/governmental entities of comparable size and diversity. This section should also include a summary of the responder's qualifications and ability and willingness to comply with the State's requirements.

2.3.3 Cost Estimate

Provide an estimate of total cost to provide and operate a medium security prison with a capacity for housing 1538 offenders based on a fully furnished facility, in accordance with the site plans, staffing requirements and operational requirements as described in the sample contract document. For the purposes of this RFI, interested parties should assume that the purchase value of the facility shall be fixed at the appraised value of \$33,000,000, a 20 year contract with a

guaranteed payment based on 96% (1,476) occupancy. The cost estimates should include two options:

Option 1: Set per diem range for all twenty (20) years.

Option 2: A lower set per diem range for years one (1) through three (3) and a separate per diem range for years four (4) through twenty (20).

2.4 Response Instructions

2.4.1. Response Submittal

Responders interested in providing information requested by this RFI must submit responses containing the information specified no later than the deadline for response to RFI as stated in the Schedule of Events. Proposers mailing their responses should allow sufficient mail delivery time to ensure receipt of their response by the time specified. The response package must be delivered at the responder's expense to the RFI coordinator contract and address provided in section 2.1 of the RFI.

For courier delivery, the street address and phone number is as provided in 2.1 of the RFI. It is solely the responsibility of each responder to ensure that their response is delivered at the specified place and prior to the deadline for submission. Responses misdirected or otherwise received late may not be considered.

The State requests that 5 copies of the responses be submitted to the RFI coordinator by the means and at the address specified.

2.5 Additional Instructions and Notifications to Responders

2.5.1 RFI Addenda/Cancellation

The State reserves the right to revise any part of the RFI by issuing an addendum to the RFI at any time. Issuance of this RFI, or subsequent addendum, (if any) does not constitute a commitment by the State to issue an RFP or any other process resulting in award of a contract of any type or form. In addition, the State may cancel this informal process at any time, without penalty.

2.5.2 Ownership of Response

The materials submitted in response to this request shall become the property of the State.

2.5.3 Cost of Preparation

The State shall not be liable for any costs incurred by responders associated with developing the response, preparing for discussions (if any) or any other costs, incurred by the responder associated with this RFI.